

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



**FLAT 9 HARBOURSIDE, WEST STRAND, WHITEHAVEN, CUMBRIA
CA28 7LR
£725 PCM**

Set on the picturesque harbour front in Whitehaven with fantastic views, this top floor furnished flat is available with immediate effect. The accommodation includes hallway, lounge/dining room, kitchen with white goods, bathroom and two double bedrooms. There is also lift access to the 3rd floor, and a single set of stairs to the flat. Parking is on a first come basis although residents permits are available from the council for local parking. The flat is a short walk to all local amenities as well as offices of major local employers.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £725.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: E

Shared Entrance

Secure entry door, stairs or lift to 3rd floor with corridor leading to stairs to property.

Hallway

Entrance door leading into to hallway, doors to rooms and storage/water tank cupboard, entry phone, electric heater, laminate flooring.

Lounge/Dining Room

16' 11" x 9' 8" (5.16m x 2.95m)

Triple window to front, laminate flooring, electric heater.

Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Double glazed window to side, Velux window, tiled floor, range of base units, stainless steel sink, tumble dryer, washing machine, oven, fridge freezer.

Bedroom 1

10' 11" x 9' 8" (3.33m x 2.95m)

Window to front, laminate flooring, electric heater.

Bedroom 2

10' 5" x 10' 1" (3.17m x 3.07m) Widest Points.

Two Velux windows, laminate flooring, electric heater.

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Panelled bath with fitted screen and electric shower over, low level WC, pedestal hand wash basin, Velux window, vinyl flooring, electric towel rail.

Additional Information

Council Tax Band: A

Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom as of February 26' indicates all providers have service both indoors and outdoors.

The tenancy will be an assured shorthold tenancy for an initial term of twelve months unless otherwise agreed. The tenancy will be managed by the landlord directly.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

The property is situated on the harbour near to Zest Harbourside restaurant, just before the corner that takes you round to the Beacon. The entrance is at the rear of the property via a metal gate.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street
Whitehaven
CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(55-68)	D		67
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.